



Grianfa David Street, St. Dogmaels, SA43 3HT

£365,000

A versatile Three/Four Bedroom Detached Cottage situated in the ever popular village of St Dogmaels, and within easy access to local amenities, the coast and nearby Poppit Sands. Grianfa has been sympathetically updated and benefits from traditional features, including sash windows, exposed beams and feature fireplaces.

The accommodation comprises: Entrance Hall, Living Room, Dining Room, Inner Hall, Modern Kitchen and a Garden Room/Bedroom with Ensuite Wet Room. To the First Floor there are Three Bedrooms and a Bathroom. Externally, the garden offers parking, well established shrubs and plants, summerhouse, shed and log store with distant views towards the estuary.

Situation

St Dogmaels is within easy driving distance to Cardigan Town with its large selection of shops and amenities. The village of St Dogmaels has an historical abbey, convenience shop and places to eat and drink. The Cardigan Bay coastline is also within easy driving distance, with sandy beaches and coves.

Description

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Enter the village and turn left onto David Street (opposite the Fiat Garage), the property is found on the left hand side.

Frosted double glazed front door to:-

Hallway

Stairs rising off, double glazed window to the rear, tiled floor, double panel radiator, doors to:-

Living Room



Double glazed sash window to the front, stone fireplace with wood burning stove, under stairs cupboard, exposed beams, tiled flooring, double panel radiator, double glazed door to the rear.

Dining Room



Double glazed sash window to the front, wood burning stove, exposed beams, tiled flooring, double panel radiator, patio door to the rear.

Inner Hall

Kitchen



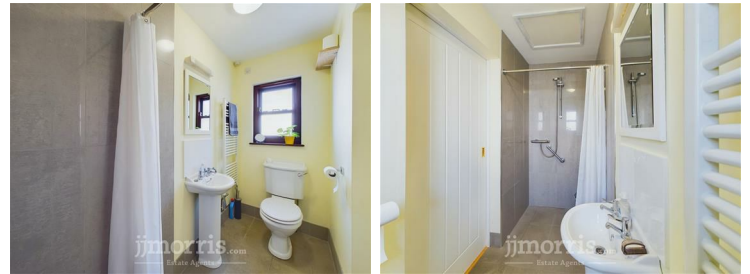
Having a range of wall and base units with worktop surfaces, single drainer sink unit, plumbing for washing machine and dishwasher, pantry shelving, Worcester gas fired combination boiler servicing domestic hot water and central heating, part tiled walls, tiled flooring, double glazed sash window to the front, Velux window.

Garden Room/Bedroom Three



Double glazed windows to the side and rear, Velux windows, wooden floor, double panel radiator, double glazed door to the rear, sliding door to:-

En-Suite Wet Room



Frosted double glazed sash window to the side, shower area, pedestal wash basin, access to loft, part tiled walls, tiled flooring, heated towel rail.

FIRST FLOOR

Landing



Double glazed sash window to the rear, feature stone wall, access to the loft, doors to:-

Bedroom One



Double glazed sash window to the front, decorative fireplace, exposed stone walls, wooden floor, double panel radiator.

Bedroom Two



Double glazed sash windows to the front and rear, wooden floor, radiator.

Bedroom Three/Study



Double glazed sash windows to the front.

Bathroom



Double glazed Velux window, panel bath with shower over, WC, pedestal wash basin, part tiled walls, tiled floor, heated towel rail.

Externally



To the front is a hard standing driveway providing off-road parking. Access leads to the rear garden which has a patio area, steps up to an enclosed garden area, mainly laid to lawn with mature shrubs and bushes. Summer House, shed and log store. Views of the River Teifi.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Gas: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words - [///zaps.plugin.skills](https://www.what3words.com/#!/zaps.plugin.skills)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to standard - 1mbps upload and 11mbps download and superfast - 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of

production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

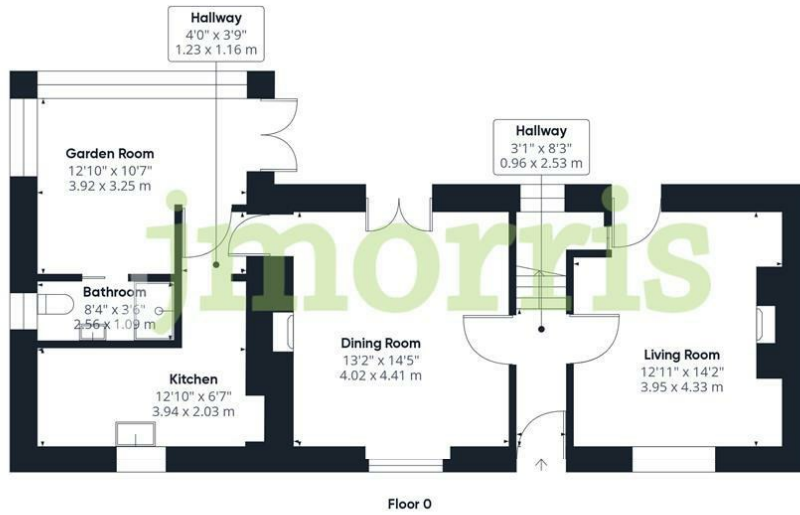
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

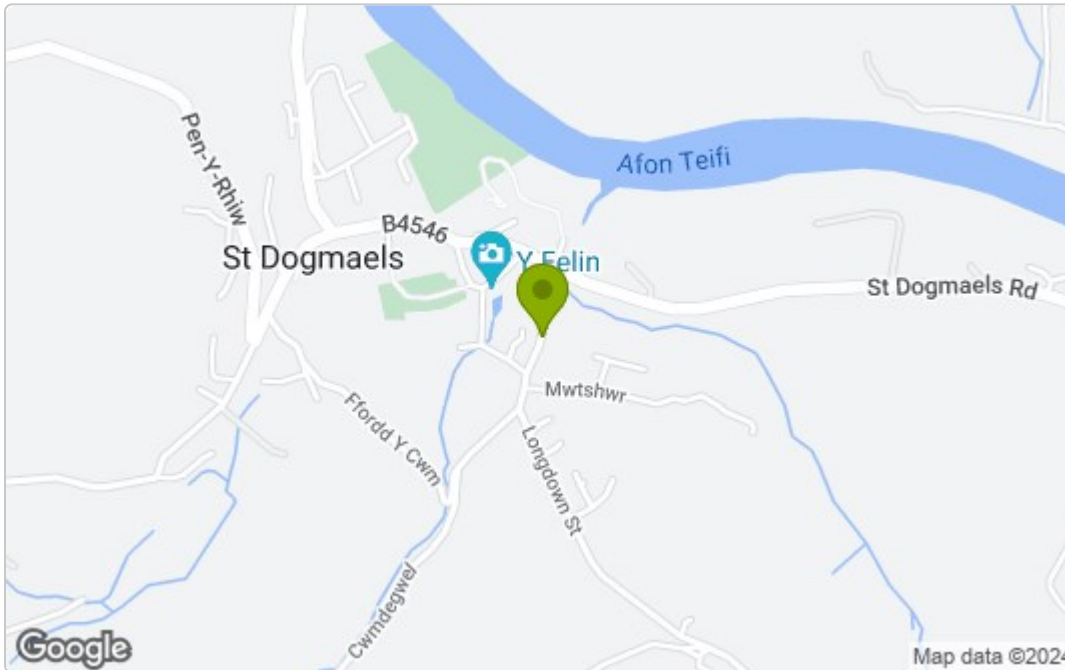
Vodafone. Voice - Yes & Data - Yes

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

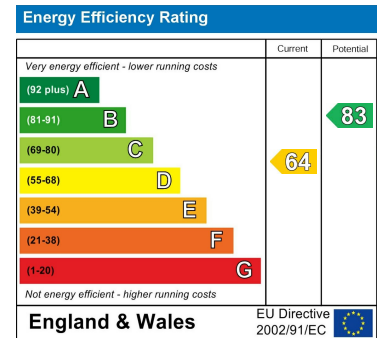
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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